

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

JUNE 13, 2018

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

AN AGENDA INFORMATION PACKET IS AVAILABLE
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDACENTER

- A. **CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. **ELECTION OF CHAIRPERSON**
- D. **ELECTION OF VICE-CHAIRPERSON**
- E. **PUBLIC PARTICIPATION**

The purpose of this item is to allow the public an opportunity to address the Board on issues that are not the subject of a Public Hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing."

- F. **CONSENT AGENDA**

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Board of Adjustment may request an

Board of Adjustment Meeting Agenda
June 13, 2018
Page 2

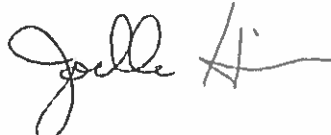
item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the minutes of the September 13, 2017, Board of Adjustment meeting.

G. PUBLIC HEARING

2. **(BOA18-0003)** Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally know as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

H. ADJOURNMENT



Joelle Hainley
Building Official

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 8, 2018, at 11:00 a.m., at least 72 hours prior to the scheduled time of said meeting.



Kathy Allgood
Administrative Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Board of Adjustment reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. The Flower Mound Town Hall and Council Chambers is wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Building Inspections at 972.874.6355.

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 13TH DAY OF SEPTEMBER, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.

The Zoning Board of Adjustment met in a regular session with the following members present:

Stephen Harris	Chairman	
Doug Fulmer	Vice-Chair	
Kent Johnson	Member	Place 3
Sky Jay Schoggins	Member	Place 4
Jim Engel	Member	Place 7
Thomas Moore	Member	Place 6

Constituting a quorum with the following members absent:

Gail Scheepers	Member	Place 5
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Constituting a quorum with the following members of the Town Staff participating:

Ashley Dierker	Town Attorney
Rohan Buck	Plans Review Manager
Liz Ciolino	Commercial Plans Examiner
Chris Pamplin	Sr. Commercial Building Inspector
Kathy Allgood	Administrative Assistant

A. CALL TO ORDER – REGULAR SESSION

Chairman Harris called the meeting to order at 6:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Harris led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

None

D. CONSENT AGENDA

1. Consider approval of the minutes of the July 7, 2017, Board of Adjustment meeting.

VOTE ON THE MOTION

AYES:	Johnson, Schoggins, Fulmer, Harris, Engel
NAYS:	None

E. PUBLIC HEARING

2. **(BOA17-0007)** Hold a public hearing and consider a request from John Davis for a variance from Section 98-1032 (b)(1)(b) and (e), "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision.

Staff Presentation

Liz Ciolino, Commercial Plans Examiner

Applicant Presentation

John Davis, 1709 Shadywood Ct., Flower Mound, TX.

Public Comment

Nolan Brawley, 1716 Beretta Dr., Flower Mound, TX, spoke in favor of the variance.

Sam Wilson 5900 Cross Timbers Rd., Flower Mound, TX, spoke in favor of the variance.

Duane Baccus, 8325 Cross Timbers Rd., Flower Mound, TX, spoke in favor of the variance.

Chairman Harris closed the public hearing at 7:02 p.m.

Board Member Johnson moved to approve the variance as to "height" from Section 98-1032 (b)(1)(b) and (e), "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision.

- A. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and under the same zoning districts.
- B. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- C. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive master Plan of the Town of Flower Mound.
- D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.

Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

AYES: Engel, Harris, Fulmer, Schoggins, Johnson
NAYS None
ABSTAIN None

The motion to grant the variance as to "height" was approved with a 5-0-0 vote.

Board Member Johnson made a motion to also approve the variance as to "location".

Board Member Engel seconded the motion.

VOTE ON THE MOTION

AYES: Engel, Harris, Fulmer, Schoggins, Johnson
NAYS None
ABSTAIN None

The motion to grant the variance as to "height: was approved with a 5-0-0 vote.

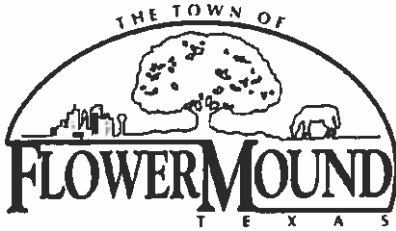
G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 7:10 p.m. and all were in favor.

Danny Hartz
Chief Building Official

ATTEST:

Kathy Allgood, Administrative Assistant



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO:
June 13, 2018**

FROM: Kim Barnes, Plans Examiner

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Bjorn Vandug

STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA18-0003) Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

I. BACKGROUND INFORMATION:

APPLICANT: Bjorn Vandug
2016 Barton Creek Ln.
Flower Mound, TX 75028

II. LOCATION:

PROPERTY ADDRESS: 2016 Barton Creek Ln.
Flower Mound, TX 75028

SUBDIVISION: Lot 14, Block D
Creekside At Cross Timbers

ZONING: SFDM

III. STAFF ANALYSIS:

A request has been received from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings," of the Code of Ordinances.

The request is to allow an addition to the existing detached garage which will encroach into the required side yard by 16'. Section 98-1032 (b)(2)(c) states, "Side. Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure...." The lot at 2601 Barton Creek Ln. is a corner lot and has a 35' side yard setback adjacent to the side property line. The request is to allow a detached garage to be located 19' from the side property line.

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

- a. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and the same zoning districts.
- b. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the Ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- c. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive Master Plan of the Town of Flower Mound.
- d. The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

IV. ATTACHMENTS:

- Attachment 1: Variance application
- Attachment 2: Information from applicant
- Attachment 3: Section 98-1032
- Attachment 4: Aerial photograph of property
- Attachment 5: Zoning Map
- Attachment 6: 200' property owner notice map
- Attachment 7: Published public hearing notice
- Attachment 8: Property owner notification
- Attachment 9: List of property owners within 200 feet

PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c) "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

Kim Barnes
Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, June 1, 2018

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, June 1, 2018

Denton Record Chronicle:

FAX: 940-381-9667

Attn: Ann

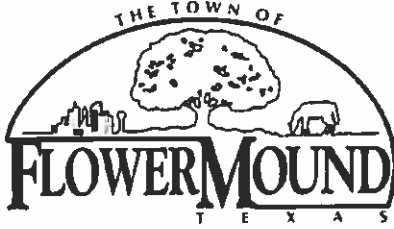
e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Kim Barnes at 972-874-6357.

(Ref: Case No. BOA18-0003)

Town of Flower Mound Account Number: 100041132



June 13, 2018

Board of Adjustment Case No. BOA18-0003

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
TOWN OF FLOWER MOUND, TEXAS**

A request has been received from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, June 13, 2018, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by mail to the address listed below to my attention or in person to the office of Development Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

- a. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- b. That a variance is necessary to permit the applicant the same right in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- c. That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- d. That the variance, if granted, will not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Kim Barnes
Plans Examiner

Mailing Address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Rd.
Flower Mound, TX 75028

**APPLICATION - REQUEST FOR VARIANCE OR APPEAL
ZONING BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

BOA18-0003

DATE: 5/4/18

I, the undersigned owner or authorized agent of the following described real property located in the Town of Flower Mound, Texas, hereby make application for a request for a variance from the terms of section _____ of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2016 BARTON CREEK LNLegal Description: Lot/Tract 14, Block D, of Subdivision/Abstract CREEKSIDE AT CROSS TIMBERS

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

ADDITION TO DETACHED GARAGE

A non-refundable application fee of \$250 + \$40 public hearing notice fee are required at the time of application. Fee of \$2.50 per property notice is due upon notification by case manager.

For a variance to be granted by the Board of Adjustment, the Board must determine that all of the following conditions apply:

- (a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- (b) That a variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- (c) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- (d) That the variance, if granted, will be not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

Signature of Applicant

2016 BARTON CREEK LN, FM, TX 75028

Mailing Address

Staff Member's Signature

Print Name

BJORN VANOUG

Telephone (Home)

Telephone (Day Number)

5/4/18

Date

Receipt Number

2145331891R3056791

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____.

Chairman, Board Member's and Staff

Flower Mound, May 4th, 2018

My name is Bjorn Vandug and I reside with Carmen Vandug at 2016 Barton Creek Lane, Flower Mound, Texas 75028. I come in front of you today to request a variance from the 35ft no build line from Morris Rd extending onto our property. The current utility setback is 10ft. I am not sure who requested this no-build line but suspect the developer back in 1991/92. I don't see this amount of setback as being uniform along Morriss Rd.

The house I live in was the original model home for the Creekside at Cross Timbers neighborhood. As such the garage was used as a sales office to select tile, hardwood floors etc. For some reason the developer built a 39" wide ledge on the interior northside of the garage (inside). The garage has cabinets on top of the ledge as well as at back of the garage. This greatly reduces the usable space in the garage (17" 1" x 16' 10"). Because of this space limitation I have never been able to park my truck in this garage, resulting in multiple rounds of hail damage.

I am requesting a variance to extend my garage to the south by max 16ft (14ft garage door) in essence adding another parking space for my truck. The original garage can then hold two normal size vehicles. I would also widen the driveway as shown on the rendering to allow for access to the extension.

At the time I purchased the property in 2005 there was a shed located on the southwest corner. I am not sure of the legality of this shed and whom might have put it there. If granted the variance I would remove the shed for improved esthetics.

To address the conditions of the variance (a) through (d), I offer the following input

(A) There are special circumstances existing on this property, which will allow for a larger garage. Many of the other properties in the neighborhood have attached garages and not enough lot width.

(B) The variance is necessary to permit the applicant the same right in the use of his property. First and foremost, I would like to be able to have the same use of a two-car garage that are given to other property owners. I also have included samples of multiple properties where main structure or garages are built less than 35' from Morriss Rd. Samples include 2708 Westin Ln, 3727 Twin Oaks Ln, 2110 Danley Ct, 3909 Sweetgum Ct, 4015 Pepperwood Dr, 2201 Hazy Meadows Ln. Additionally, we have most of Riverwalk even though that

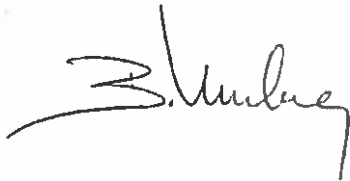
development is in an EDZ and excluded from many ordinances. I have also included 2213 Jester Ln, which added a detached garage in 2015 to a house already with a two-car attached garage. All referenced properties are in the 75028-zip code along Morriss Rd.

(C) I don't see any reason why this variance would adversely affect the land use pattern as outlined by the MLUP or any features of the CMP of Flower Mound

(D) If granted, I see no reason why this would be materially detrimental to the public welfare or injure the use, enjoyment or value or property in the vicinity.

I am available to answer any questions that the Board members would have. You can contact me at gudnav@msn.com or at 214-533-1891. Anyone wanting to visit the property is welcome to do so.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Vandug", with a stylized, cursive script.

Bjorn Vandug
2016 Barton Creek Lane
Flower Mound, TX 75028







0 15 30 45 60
SCALE IN FEET

Copyright (c) 2001, Prince and Superville, Inc.

Property Details for Account: 160977

General		Values	
Market Value	\$337,072.00	Imp. Total	\$253,135.00
Address	2016 BARTON CREEK LN 75028-4688	Land Homesite	\$83,937.00
Owner	VANDUG, BJORN—100%	Land Non-Homesite	\$0.00
Mailing Address	2016 BARTON CREEK LN FLOWER MOUND TX 75028-4688	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2521ft ²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$1,572.00
Legal Description	CREEKSIDE AT CROSS TIMBERS BLK D LOT 14	Appraised Value	\$337,072.00
Geo ID	SL0610A-000000D-0000-0014-0000	Assessed Value	\$335,500.00
Subdivision	CREEKSIDE AT CROSS TIMBERS—SL0610A		
Neighborhood	CREEKSIDE AT CROSS TIMBERS—DC07036		
Homestead Cap	\$1,572.00		
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07		

Subdivision Stats

CREEKSIDE AT CROSS TIMBERS	
Minimum Market	\$281,261.00
Median Market	\$336,954.00
Maximum Market	\$419,016.00
Median Living Area	2347ft ²
Difference from Median Market	0.04%
Difference from Median Living Area	7.15%

Property Details for Account: 160977

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2005-01-31	WARRANTY DEED	WOOLEY, DEBORAH K	VANDUG, BJORN	05-15216	Unavailable
1993-12-29	WARRANTY DEED	WEEKLEY HOMES INC	WOOLEY, DEBORAH K	93-0094003	Unavailable
1991-03-22	WARRANTY DEED	CENTENNIAL HOMES INC	WEEKLEY HOMES INC		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1756ft ²	2000	1991	
8	OPEN PORCH	72ft ²	2000	1991	
8	DETACHED GARAGE	440ft ²	2000	1991	
8	OPEN PORCH	30ft ²	2000	1991	
8	SECOND FLOOR	765ft ²	2000	1991	
Improvement Total		3063ft ²			\$253,135.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.245	10672 ft ²

057131
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90 DEC 12 AM 11:22

Cab H
P9 275

H-278

PLAT 101
COUNTY OF DALLAS



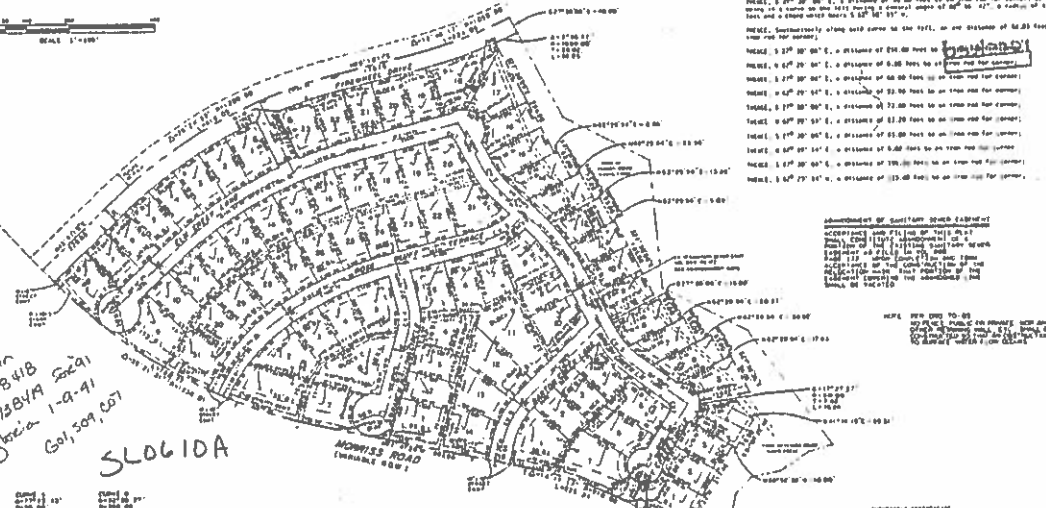
Minimum Distances from Easements from Public Use
Distances from Easements from Public Use

LINE	FROM	TO	DISTANCE
1	570.0	570.0	0.0
2	570.0	570.0	0.0
3	570.0	570.0	0.0
4	570.0	570.0	0.0
5	570.0	570.0	0.0
6	570.0	570.0	0.0
7	570.0	570.0	0.0
8	570.0	570.0	0.0
9	570.0	570.0	0.0
10	570.0	570.0	0.0

SCALE 1"=100'

From
R-158418
R-158418
S-158418
G-158418
G-158418

SLO 610A



Line 1	570.0	570.0	0.0
Line 2	570.0	570.0	0.0
Line 3	570.0	570.0	0.0
Line 4	570.0	570.0	0.0
Line 5	570.0	570.0	0.0
Line 6	570.0	570.0	0.0
Line 7	570.0	570.0	0.0
Line 8	570.0	570.0	0.0
Line 9	570.0	570.0	0.0
Line 10	570.0	570.0	0.0

THE STATE OF TEXAS, County of Dallas, ss. I, David M. Jones, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in my office.

Approved by Surveyor, Tom Fleming and Surveyor, David M. Jones, 1990.

Subscribed and sworn to before me this 12th day of December, 1990.



STATE OF TEXAS
COUNTY OF DALLAS
DAVID M. JONES, Surveyor
I, David M. Jones, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in my office.

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Property Details for Account: 131633

General		Values	
Market Value	\$259,000.00	Imp. Total	\$195,659.00
Address	2708 WESTIN LN TX 75028-4569	Land Homesite	\$63,341.00
Owner	LU, HSUEH WEI & YI-CHING HUANG—100%	Land Non-Homesite	\$0.00
Mailing Address	2708 WESTIN LN FLOWER MOUND TX 75028-4569	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	1754ft ²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$0.00
Legal Description	LAKE FOREST GARDEN HOME PH 1 BLK 1 LOT 99	Appraised Value	\$259,000.00
Geo ID	SL0399A-000001-0000-0099-0000	Assessed Value	\$259,000.00
Subdivision	LAKE FOREST GARDEN HOME PH 1—SL0399A		
Neighborhood	LAKE FOREST GARDEN HOME PH 1—DC07076		
Homestead Cap	\$0.00		
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07		

Subdivision Stats

LAKE FOREST GARDEN HOME PH 1	
Minimum Market	\$150,649.00
Median Market	\$262,190.00
Maximum Market	\$380,225.00
Median Living Area	1754ft ²
Difference from Median Market	-1.22%
Difference from Median Living Area	0.00%

Property Details for Account: 131633

Deed History

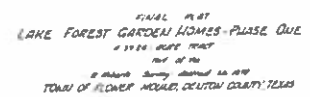
Date	Type	Seller	Buyer	Deed Number	Sale Price
2009-07-20	GENERAL WD	HAMMOND, TROY P & CARRIE M	LU, HSUEH WEI & YI-CHING HUANG	2009-87990	Unavailable
1998-12-21	WARRANTY DEED	VEGA, DAVID	HAMMOND, TROY P & CARRIE M	98-0115668	Unavailable
1996-09-30	WARRANTY DEED	LONG, DAVID C	VEGA, DAVID	96-0068520	Unavailable
1992-09-02	WARRANTY DEED	CENTEX REAL EST CORP	LONG, DAVID C		Unavailable
1991-05-20	SPECIAL WD	RESOLUTION TRUST CORPORATION	CENTEX REAL EST CORP		Unavailable
1991-05-07	CORR OF WD	CENTEX REAL EST CORP	RESOLUTION TRUST CORPORATION		Unavailable
1990-07-09	SPECIAL WD	RESOLUTION TRUST CORPORATION	CENTEX REAL EST CORP		Unavailable
1988-03-01	CONVERSION	NASH PHILLIPS/CORPUS INC	UNIVERSITY SAVINGS ASSOC		Unavailable
	CONVERSION	UNIVERSITY SAVINGS ASSOC	RESOLUTION TRUST CORPORATION	PER MERGER	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1754ft²	2000	1992	
8	ATTACHED GARAGE	400ft²	2000	1992	
8	OPEN PORCH	24ft²	2000	1992	
Improvement Total		2178ft²			\$195,659.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.1343	5849 ft²

[illegible]



Property Details for Account: 13951

General		Values	
Market Value	\$191,980.00	Imp. Total	\$140,140.00
Address	3727 TWIN OAKS CT TX 75028-1299	Land Homesite	\$51,840.00
Owner	GONZALEZ, JAIME A-100%	Land Non-Homesite	\$0.00
Mailing Address	3727 TWIN OAKS CT FLOWER MOUND TX 75028-1299	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	1492ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$0.00
Legal Description	TIMBERCREEK COMM #5 LOT 378	Appraised Value	\$191,980.00
Geo ID	SL0238A-000000-0000-0378-0000	Assessed Value	\$191,980.00
Subdivision	TIMBERCREEK COMM #5-SL0238A		
Neighborhood	TIMBERCREEK, 2, 3 SL0231A-DC07183		
Homestead Cap	\$0.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF-C07 LEWISVILLE ISD-S09 DENTON COUNTY-G01		

Subdivision Stats

TIMBERCREEK COMM #5	
Minimum Market	\$155,016.00
Median Market	\$197,248.00
Maximum Market	\$285,201.00
Median Living Area	1637ft²
Difference from Median Market	-2.71%
Difference from Median Living Area	-9.27%

Property Details for Account: 13951

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2007-01-05	WARRANTY DEED	HINDE R FAMILY LTD P/S	GONZALEZ, JAIME A	2007-3227	Unavailable
1998-01-30	GENERAL WD	HINDE, RICHARD SR, SR	HINDE R FAMILY LTD P/S	98-0007204	Unavailable
1993-08-06	WARRANTY DEED	PRIOR OWNER	HINDE, RICHARD SR, SR	93-0053305	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1052ft²	1990	1979	
8	ATTACHED GARAGE	440ft²	1990	1979	
8	OPEN PORCH	40ft²	1990	1979	
8	SECOND FLOOR	440ft²	1990	1979	
8	OPEN PORCH	320ft²	1990	2008	
Improvement Total		2292ft²			\$140,140.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.1928	8400 ft²

ROAD DISTRICT 10, SLOAN
COMMUNITY DEVELOPMENT AREA FIVE





Property Details for Account: 13807

General		Values	
Market Value	\$274,661.00	Imp. Total	\$217,061.00
Address	2110 DANLEY CT 75028-2022	Land Homesite	\$57,600.00
Owner	CAREY, PATRICIA—100%	Land Non-Homesite	\$0.00
Mailing Address	2110 DANLEY CT FLOWER MOUND TX 75028-2022	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2380ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$48,544.00
Legal Description	TIMBERCREEK COMM #3 LOT 173	Appraised Value	\$274,661.00
Geo ID	SL0236A-000000-0000-0173-0000	Assessed Value	\$226,117.00
Subdivision	TIMBERCREEK COMM #3—SL0236A		
Neighborhood	TIMBERCREEK, 2, 3 SL0231A—DC07183		
Homestead Cap	\$48,544.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09		

Subdivision Stats

TIMBERCREEK COMM #3	
Minimum Market	\$187,390.00
Median Market	\$237,446.00
Maximum Market	\$296,000.00
Median Living Area	1981ft²
Difference from Median Market	14.53%
Difference from Median Living Area	18.30%

Property Details for Account: 13807

Deed History

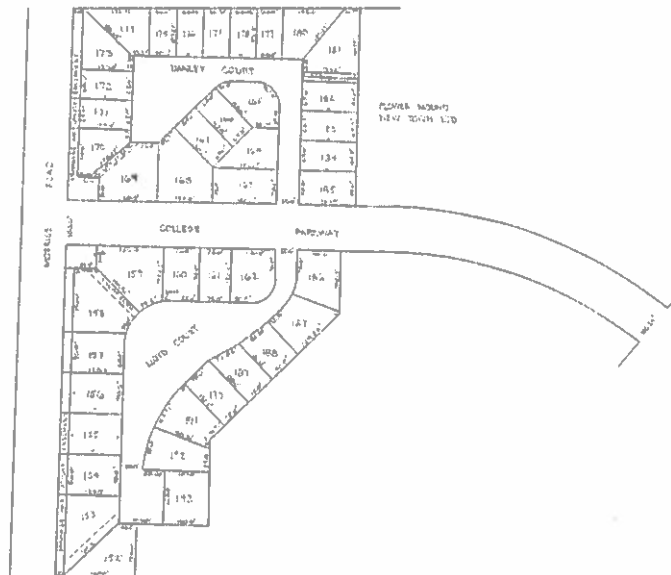
Date	Type	Seller	Buyer	Deed Number	Sale Price
2015-02-05	GENERAL WD WITH VENDOR'S LIEN	CONFIDENTIAL	CAREY, PATRICIA	2015-13041	\$210,000.00
2012-02-01	SPECIAL WD	CONFIDENTIAL OWNER	CONFIDENTIAL	2012-11991	Unavailable
2002-01-23	GENERAL WD	OCHS, GREGORY C	CONFIDENTIAL OWNER	02-9612	Unavailable
1994-04-07	WARRANTY DEED	STARKWEATHER, BRIAN D	OCHS, GREGORY C	94-0028108	Unavailable
1991-11-25	GENERAL WD	ZAMISZ, BOZENA T	STARKWEATHER, BRIAN D		Unavailable
1990-01-12	CONVERSION	ZAMISZ, JOHN	ZAMISZ, BOZENA T		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1008ft ²	1990	1978	
8	ATTACHED ADDITION	364ft ²	1990	1978	
8	DETACHED GARAGE	484ft ²	1990	1978	
8	SECOND FLOOR	1008ft ²	1990	1978	
Improvement Total		2864ft ²			\$201,661.00
1750G	POOL	1ft ²	1990	2001	
Improvement Total		1ft ²			\$15,400.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2754	12000 ft ²





Property Details for Account: 5289

General		Values	
Market Value	\$212,438.00	Imp. Total	\$158,230.00
Address	3909 SWEETGUM CT 75028-1267	Land Homesite	\$54,208.00
Owner	CHANDLER, LORI A-100%	Land Non-Homesite	\$0.00
Mailing Address	3909 SWEETGUM CT FLOWER MOUND TX 75028-1267	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	1672ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$20,756.00
Legal Description	TIMBERCREEK COMM #10B BLK 11 LOT 10	Appraised Value	\$212,438.00
Geo ID	SL0240A-000011-0000-0010-0000	Assessed Value	\$191,682.00
Subdivision	TIMBERCREEK COMM #10B-SL0240A		
Neighborhood	TIMBERCREEK, 2, 3 SL0231A-DC07183		
Homestead Cap	\$20,756.00		
Taxing Jurisdictions	LEWISVILLE ISD-S09 DENTON COUNTY-G01 FLOWER MOUND TOWN OF-C07		

Subdivision Stats

TIMBERCREEK COMM #10B	
Minimum Market	\$97,972.00
Median Market	\$208,000.00
Maximum Market	\$20,205,255.00
Median Living Area	1661ft²
Difference from Median Market	2.11%
Difference from Median Living Area	0.66%

Property Details for Account: 5289

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2013-07-15	WD WITH VENDORS LIEN	COWELL, MANDY S & JASON E	CHANDLER, LORI A	2013-87422	Unavailable
2010-04-15	GENERAL WD WITH VENDOR'S LIEN	MOREAU, DOROTHY L	GARNER, MANDY S & JASON E COWELL	2010-36263	\$154,000.00
2010-04-06	HEIRSHIP AFFD	MOREAU, RANDY D & DOROTHY L	MOREAU, DOROTHY L	2010-36262	Unavailable
2010-01-22	MARRIAGE LICENSE	GARNER, MANDY S & JASON E COWELL	COWELL, MANDY S & JASON E	2010-MARR LIC	Unavailable
2002-02-13	GENERAL WD	KYLE, RILEY	MOREAU, RANDY D & DOROTHY L	02-19464	Unavailable
1998-07-07	WARRANTY DEED	SCHWABE, DENNIS R	KYLE, RILEY	98-0058451	Unavailable
1991-06-24	SPECIAL WD	VETERANS AFFAIRS	SCHWABE, DENNIS R		Unavailable
1991-01-07	CORR OF WD	RANDAZZO, JOSEPH C, SR	IMCO RLTY SERV INC		Unavailable
1990-12-20	WARRANTY DEED	SECURITY S&L ASN	VETERANS AFFAIRS		Unavailable
1990-12-20	TRUSTEE DEED	RANDAZZO, JOSEPH C, SR	SECURITY S&L ASN		Unavailable
	CONVERSION	RYLAND GROUP	RANDAZZO, JOSEPH C, SR		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1672ft²	1990	1983	
8	OPEN PORCH	16ft²	1990	1983	
8	ATTACHED GARAGE	420ft²	1990	1983	
8	OPEN PORCH	390ft²	1990	1983	
Improvement Total		2498ft²			\$158,230.00

Property Details for Account: 5289

Land Segments

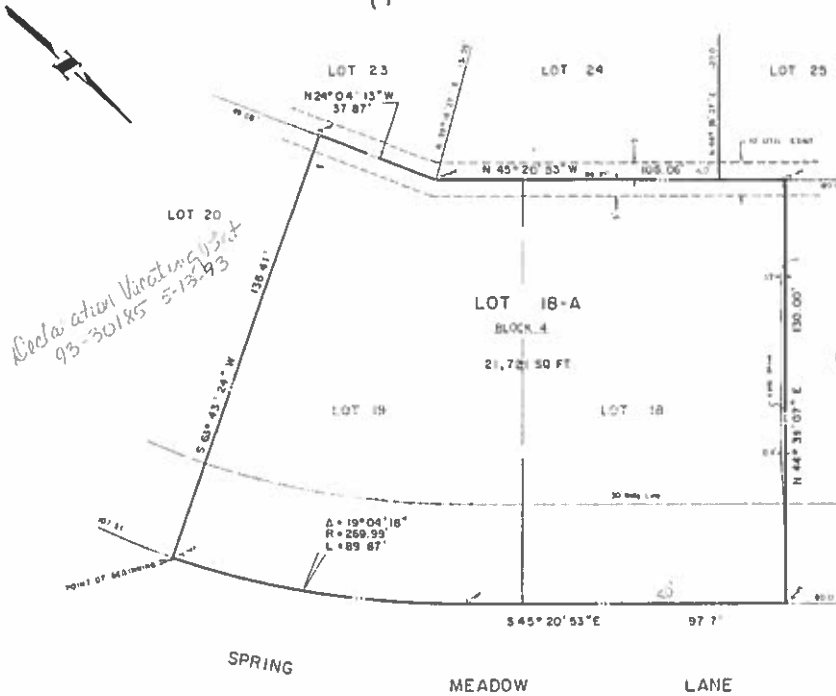
Type	Acres	Area
8 - RESIDENT LOT	0.2268	9880 ft ²



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HARRIS COUNTY, TEXAS
BY *[Signature]* 7/27/95

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APPROVED BY *[Signature]* 7/27/95
PLANNING AND ZONING COMMISSION
CITY OF DALLAS



APPROVED BY *[Signature]* 7/27/95
CITY CLERK
CITY OF DALLAS

American Surveying Company
of Dallas, Inc.
6700 E. Highway 300, Suite 310
Dallas, Texas 75248
(214) 391-4889



DATE: 7/27/95
SCALE: AS SHOWN
DRAWN BY: M. S. M.

FINAL PLAT
LOT 18-A, BLOCK 4
TIMBER CREEK COMMUNITY
DEVELOPMENT AREA TEN
REPLAT
LOTS 18 AND 19
BLOCK 4
TOWN OF FLOWER MOUND
DENTON COUNTY,
TEXAS



Property Details for Account: 4946

General		Values	
Market Value	\$221,706.00	Imp. Total	\$168,330.00
Address	4015 PEPPERWOOD DR 75028-1249	Land Homesite	\$53,376.00
Owner	SMITH, CARL E & TERESA L—100%	Land Non-Homesite	\$0.00
Mailing Address	4015 PEPPERWOOD DR FLOWER MOUND TX 75028-1249	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	1770ft ²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$22,511.00
Legal Description	TIMBERCREEK COMM #10B BLK 10 LOT 17	Appraised Value	\$221,706.00
Geo ID	SL0240A-000010-0000-0017-0000	Assessed Value	\$199,195.00
Subdivision	TIMBERCREEK COMM #10B—SL0240A		
Neighborhood	TIMBERCREEK, 2, 3 SL0231A—DC07183		
Homestead Cap	\$22,511.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09 DENTON COUNTY—G01		

Subdivision Stats

TIMBERCREEK COMM #10B	
Minimum Market	\$97,972.00
Median Market	\$208,000.00
Maximum Market	\$20,205,255.00
Median Living Area	1661ft ²
Difference from Median Market	6.38%
Difference from Median Living Area	6.35%

Property Details for Account: 4946

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
1989-06-10	SPECIAL WD WITH VENDOR'S LIEN	HOUSING & URBAN DEV	SMITH, CARL E & TERESA L	1989-29624	Unavailable
1989-03-15	CONVERSION	BRIGHT MTG CO	HOUSING & URBAN DEV		Unavailable
1989-01-04	CONVERSION	BERRY, BONNIE W	BRIGHT MTG CO		Unavailable
1983-09-08	CONVERSION	SPIES ROBERTS REAL EST I	BERRY, BONNIE W		Unavailable
	CONVERSION	BUTTRUM CONSTRUCTION CO. OF TEXAS	SPIES ROBERTS REAL EST I		Unavailable
	CONVERSION	SMITH, CARL E & TERESA L	SMITH, CARL E & TERESA L		Unavailable
	CONVERSION	PULTE HOME CORP.	BUTTRUM CONSTRUCTION CO. OF TEXAS		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1770ft²	1990	1983	
8	ATTACHED GARAGE	464ft²	1990	1983	
8	OPEN PORCH	36ft²	1990	1983	
8	OPEN PORCH	80ft²	1990	2005	
8	OPEN PORCH	378ft²	1990	2014	
Improvement Total		2728ft²			\$168,330.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2149	9360 ft²





Property Details for Account: 153882

General		Values	
Market Value	\$290,432.00	Imp. Total	\$213,753.00
Address	2201 HAZY MEADOWS LN 75028-1965	Land Homesite	\$76,679.00
Owner	GREEN, SEAN—100%	Land Non-Homesite	\$0.00
Mailing Address	2201 HAZY MEADOWS LN FLOWER MOUND TX 75028-1965	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2143ft ²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$10,922.00
Legal Description	COUNTRYSIDE EST PH 1 BLK D LOT 1	Appraised Value	\$290,432.00
Geo ID	SL0523A-00000D-0000-0001-0000	Assessed Value	\$279,510.00
Subdivision	COUNTRYSIDE EST PH 1—SL0523A		
Neighborhood	COUNTYSIDE EST PH 1 & PH 2—DC07032		
Homestead Cap	\$10,922.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09		

Subdivision Stats

COUNTRYSIDE EST PH 1	
Minimum Market	\$204,635.00
Median Market	\$284,895.00
Maximum Market	\$390,205.00
Median Living Area	2143ft ²
Difference from Median Market	1.92%
Difference from Median Living Area	0.00%

Property Details for Account: 153882

Deed History

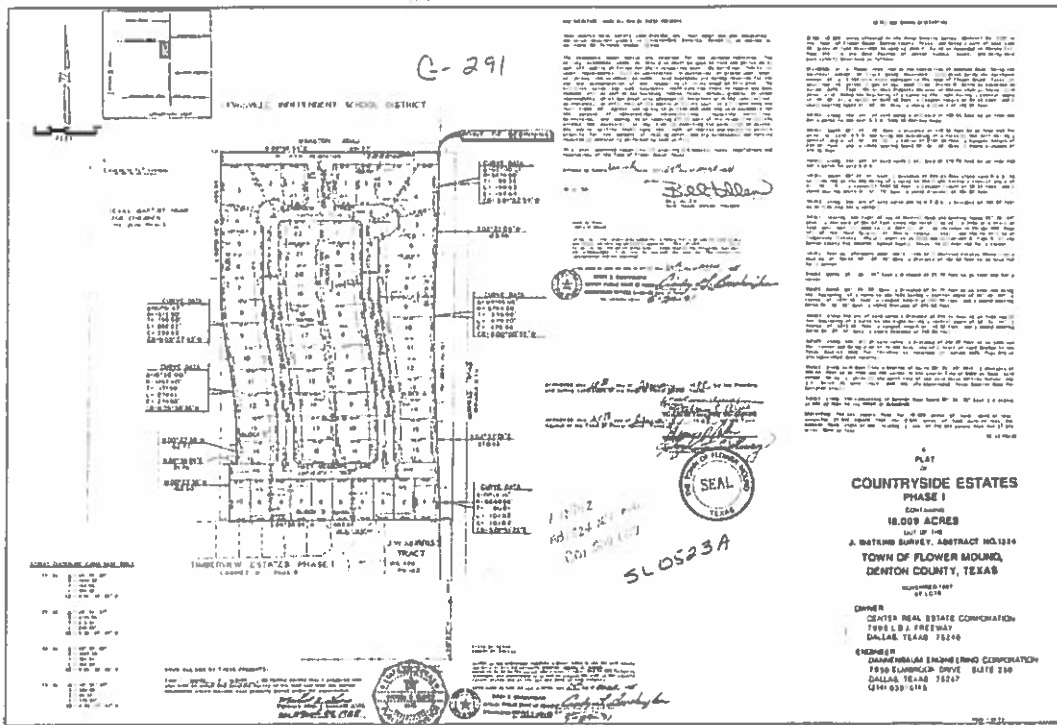
Date	Type	Seller	Buyer	Deed Number	Sale Price
2003-01-24	GENERAL WD	BIENMUELLER, KURT P SR & TERESA L	GREEN, SEAN	03-11850	Unavailable
1998-09-08	WARRANTY DEED	HADDOX, ERIC B	BIENMUELLER, KURT P SR & TERESA L	98-0081138	Unavailable
1998-05-07	GENERAL WD	ROGERS, KELLIE	HADDOX, ERIC B	98-0037834	Unavailable
1996-09-11	WARRANTY DEED	ALLEN, RICHARD A	ROGERS, KELLIE	96-0063748	Unavailable
1992-06-10	WARRANTY DEED	SCHWARZ, HARRY W	ALLEN, RICHARD A		Unavailable
1989-05-18	CONVERSION	CENTEX REAL ESTATE CORPORATION	SCHWARZ, HARRY W		Unavailable

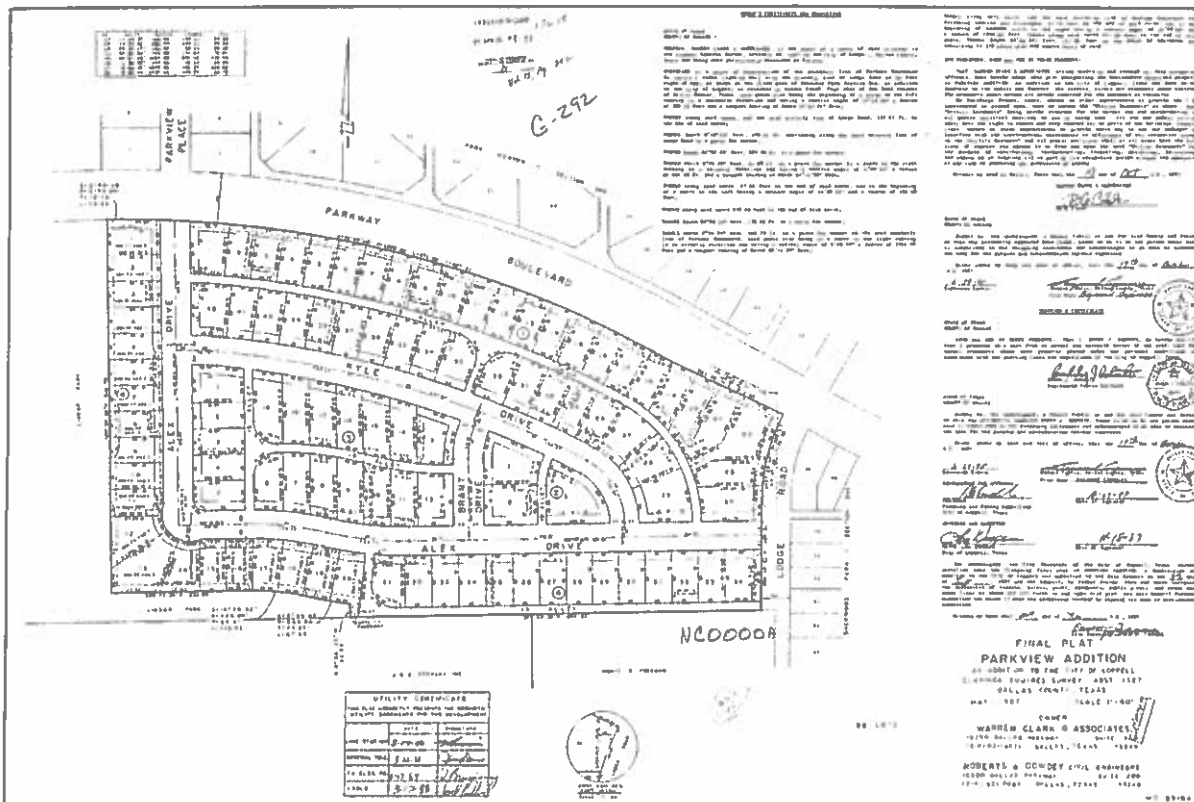
Improvements

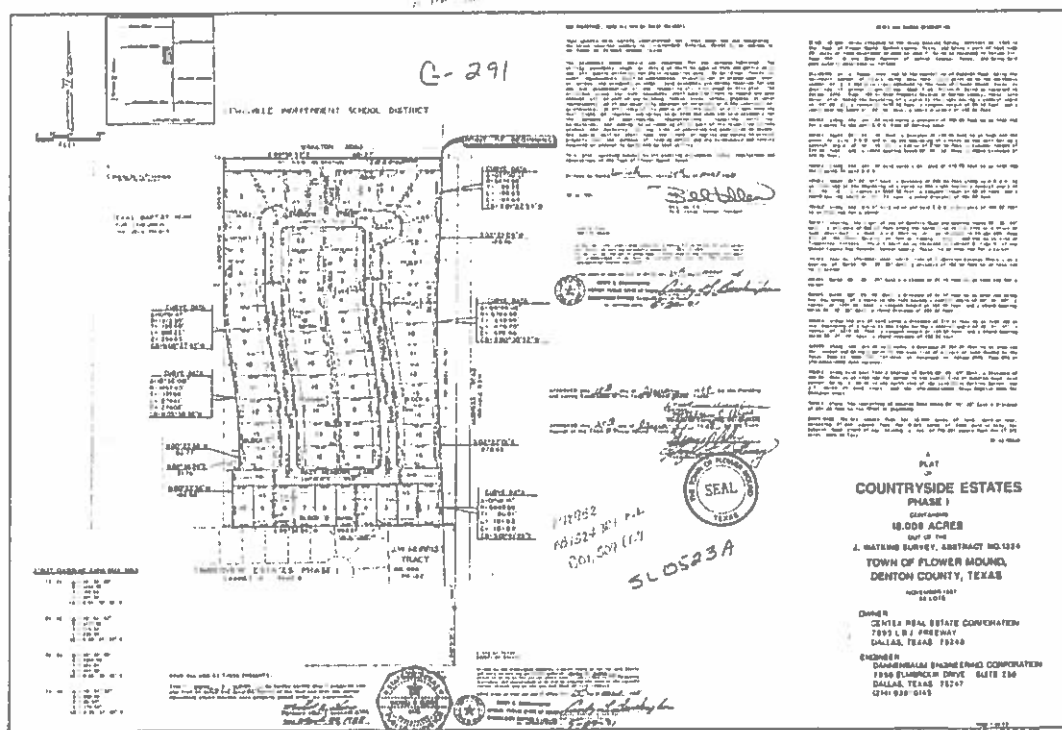
Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	2143ft²	2000	1989	
8	ATTACHED GARAGE	462ft²	2000	1989	
8	OPEN PORCH	48ft²	2000	1989	
Improvement Total		2653ft²			\$199,753.00
1750G	POOL	1ft²	1993	1992	
Improvement Total		1ft²			\$14,000.00

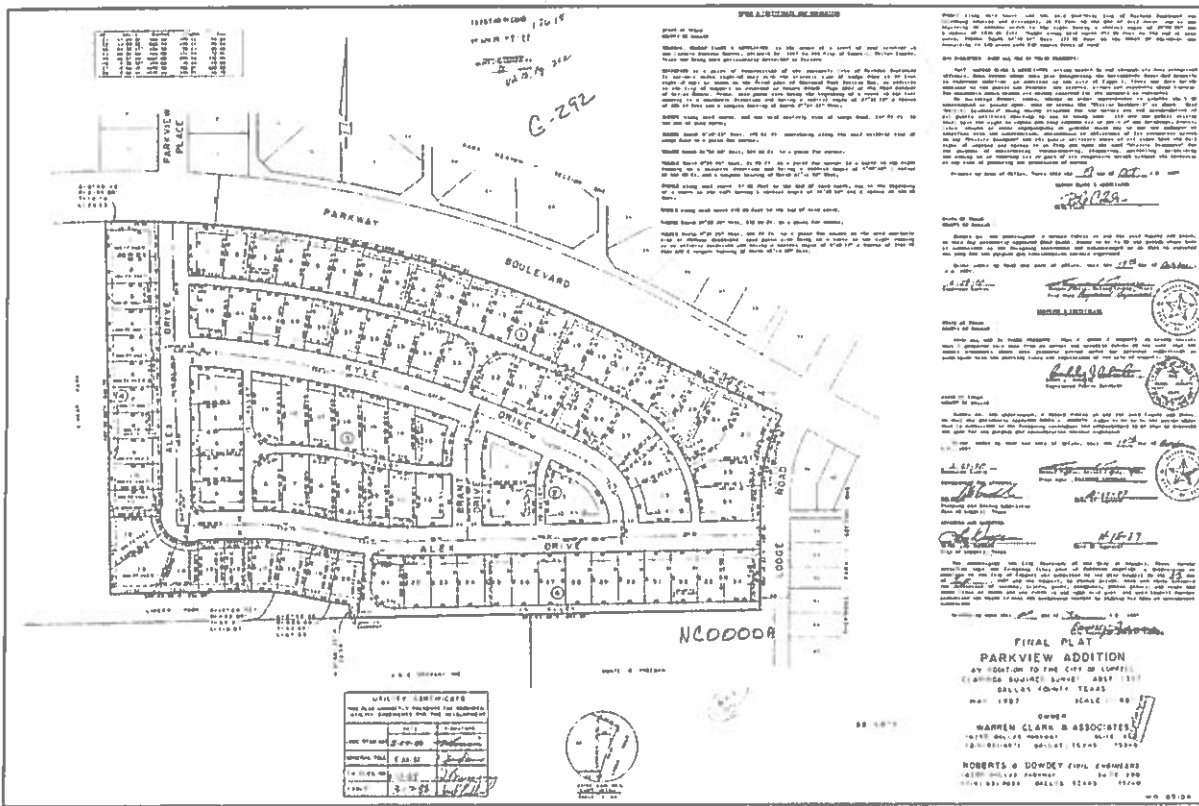
Land Segments

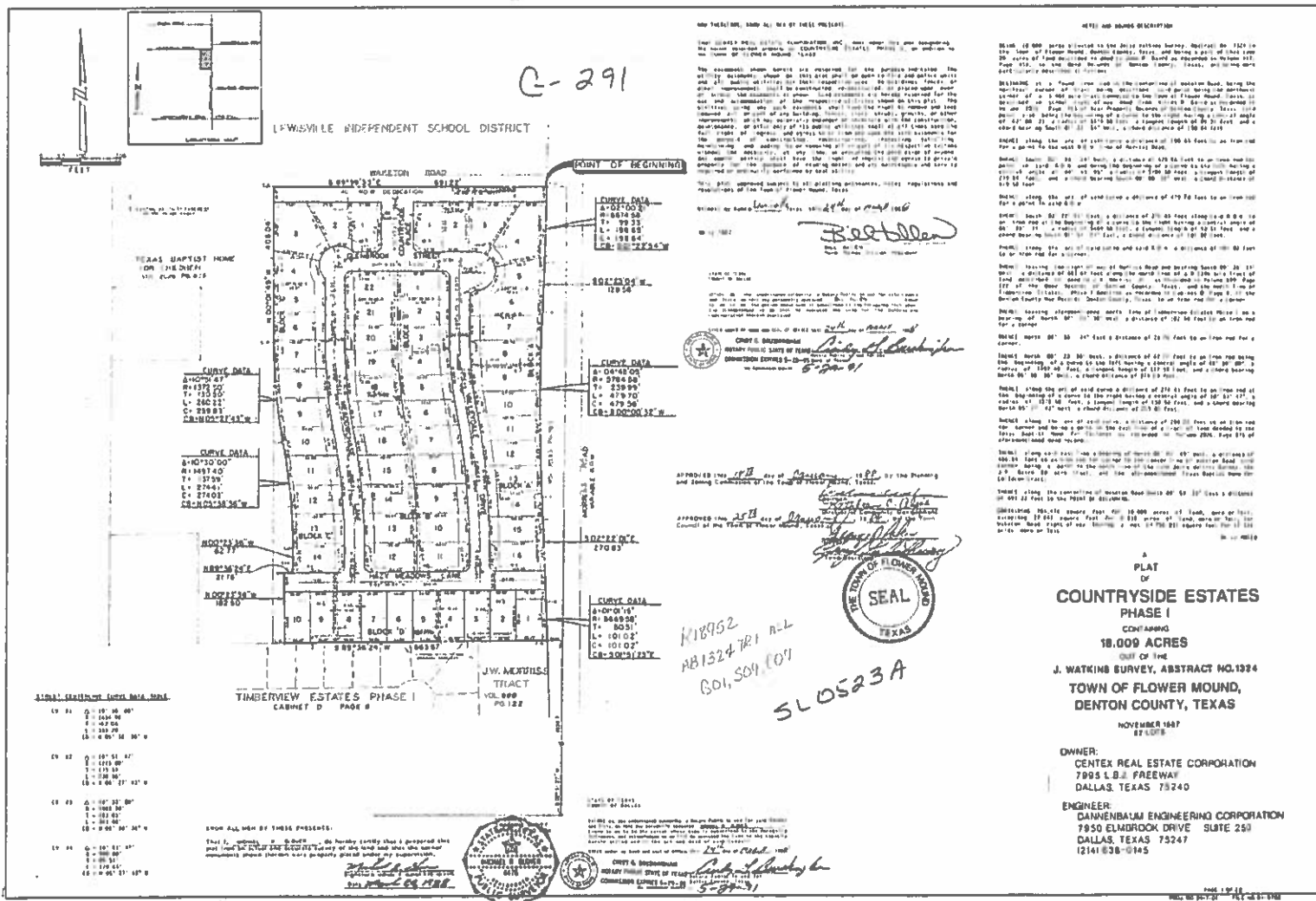
Type	Acres	Area
8 - RESIDENT LOT	0.2188	9533 ft²



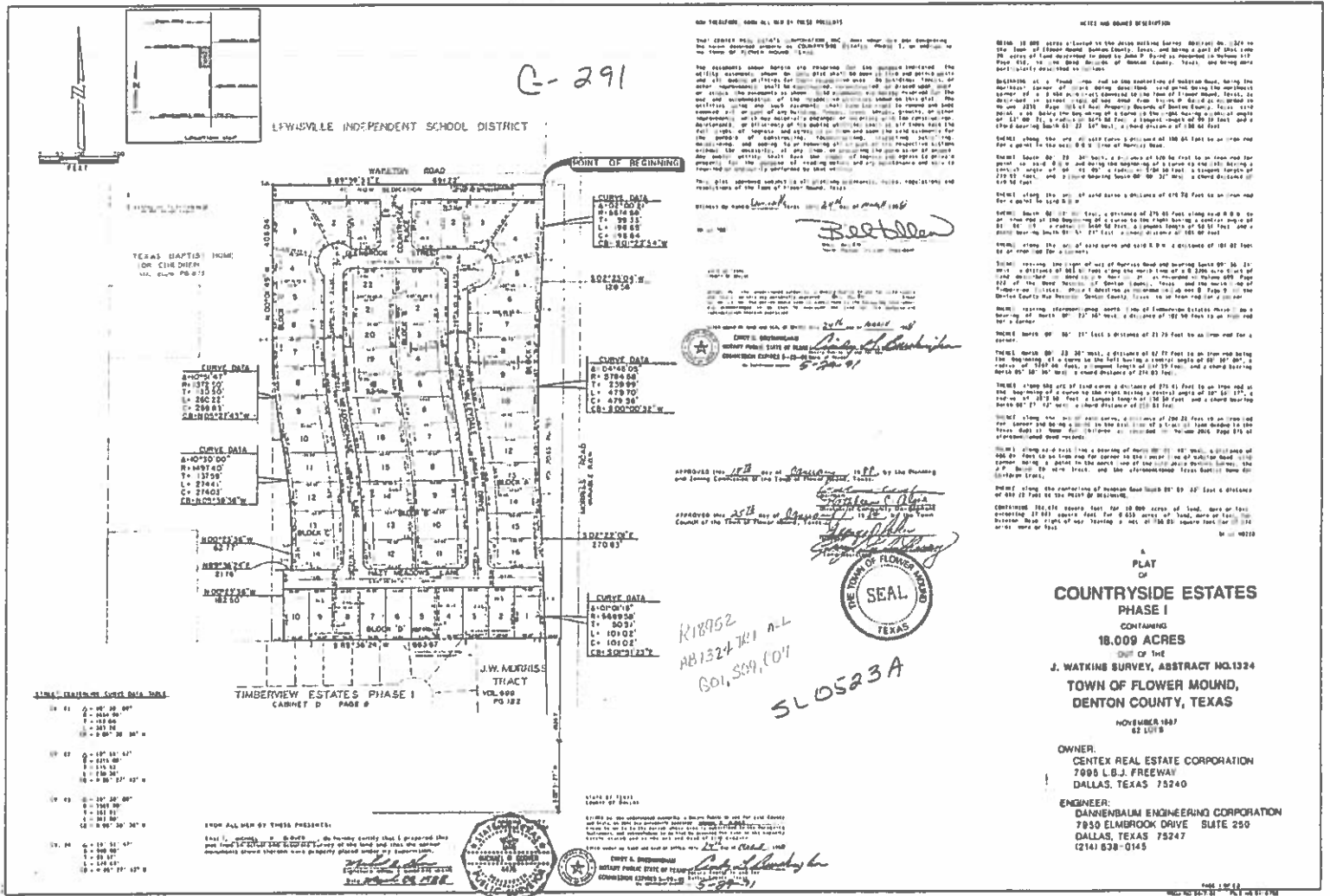


















Property Details for Account: 169387

General		Values	
Market Value	\$357,298.00	Imp. Total	\$236,325.00
Address	2213 JESTER LN TX 75028-3578	Land Homesite	\$120,973.00
Owner	MOSES, ROBIN—100%	Land Non-Homesite	\$0.00
Mailing Address	2213 JESTER LN FLOWER MOUND TX 75028-3578	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2000ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$284.00
Legal Description	SHERWOOD EST III BLK M LOT 6	Appraised Value	\$357,298.00
Geo ID	SL2051A-00000M-0000-0006-0000	Assessed Value	\$357,014.00
Subdivision	SHERWOOD EST III—SL2051A		
Neighborhood	HIDDEN OAKS AT LAKE FOREST, SHERWOOD EST—DC07057		
Homestead Cap	\$284.00		
Taxing Jurisdictions	DENTON COUNTY—G01 FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09		

Subdivision Stats

SHERWOOD EST III	
Minimum Market	\$250,000.00
Median Market	\$332,455.00
Maximum Market	\$431,526.00
Median Living Area	2400ft²
Difference from Median Market	7.20%
Difference from Median Living Area	-18.18%

Property Details for Account: 169387

Deed History

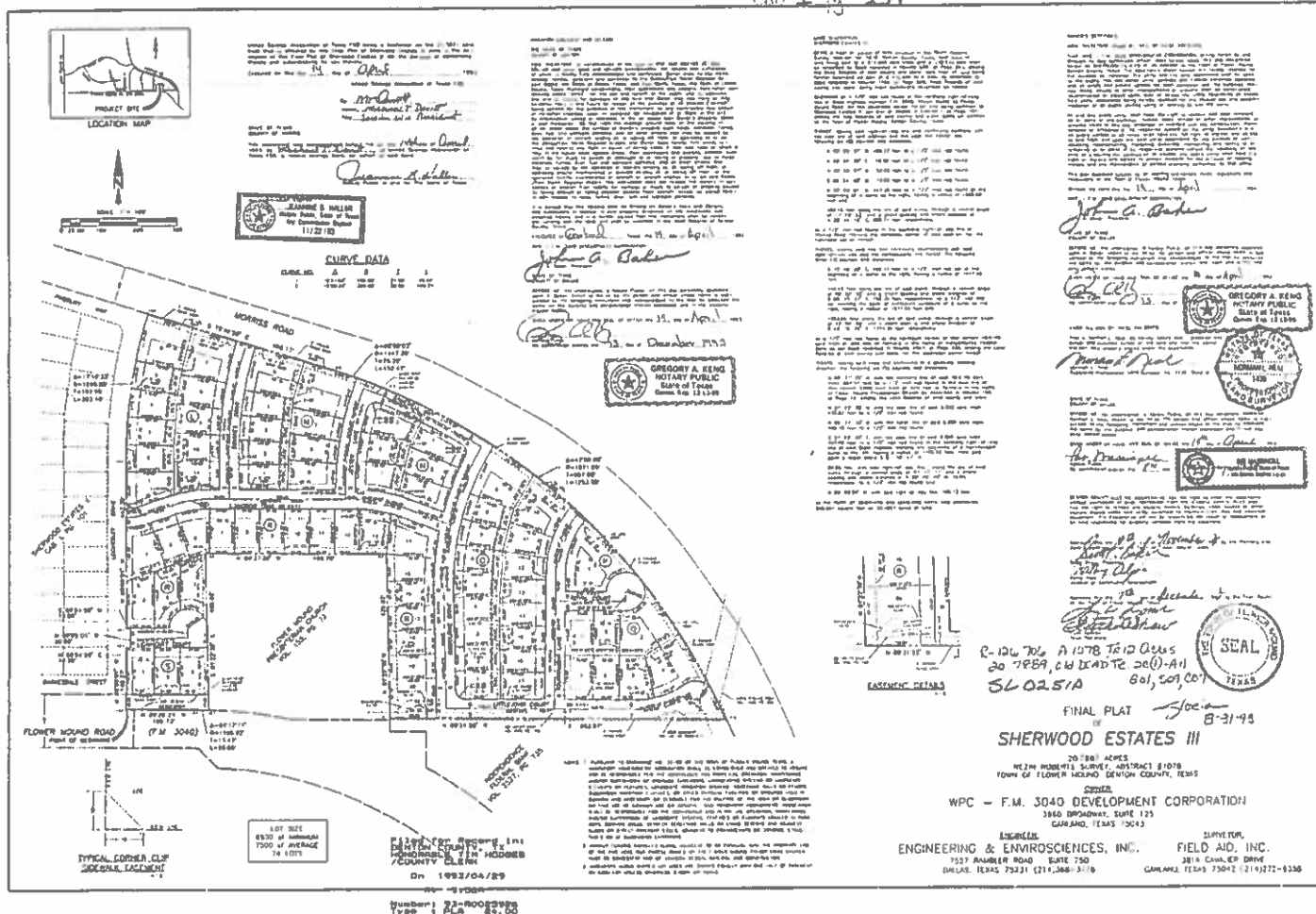
Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-08-31	WARRANTY DEED	RAMON, SANDRA Z	MOSES, ROBIN	99-0089649	Unavailable
1993-09-09	WARRANTY DEED	HIGHLAND HOMES HOLDINGS	RAMON, SANDRA Z	93-0063123	Unavailable
1993-06-03	GENERAL WD	WPC-FM3040 DEV CORP	HIGHLAND HOMES HOLDINGS	93-0034765	Unavailable
	CONVERSION	PRIOR OWNER	WPC-FM3040 DEV CORP		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	2000ft ²	2000	1993	
8	ATTACHED GARAGE	420ft ²	2000	1993	
8	OPEN PORCH	156ft ²	2000	1993	
8	OPEN PORCH	36ft ²	2000	1993	
8	OPEN PORCH	498ft ²	2000	2015	
8	DETACHED GARAGE	576ft ²	2000	2015	
Improvement Total		3686ft ²			
1750G	POOL	1ft ²	1994	1994	
SPA	THERA POOL/SPA	1ft ²	1994	1994	
Improvement Total		2ft ²			

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.3794	16528 ft ²



Sec. 98-1032. - Accessory buildings.

- (a) *Generally.* Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.
- (1) *Number; area.* Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
 - (2) *Barns and stables.* In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns and/or stables shall be limited to a height of not more than twenty feet to the top of the roof. Such barns and/or stables shall not be located within 50 feet of any property line. Riding or rodeo arenas, whether enclosed, partially enclosed, or open air, shall require a specific use permit as provided in subsection 98-952(c), schedule of use regulations.
 - (3) *Location.* Accessory buildings must be located at least five feet from any other building or structure on the property.
 - (4) *Walls abutting property line.* When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.
- (b) *Setback requirements.*
- (1) Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.
 - a. *Generally.*
 1. No accessory building shall be located within any easement.
 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
 - b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
 - c. *Side.* Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet.
 - e. *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
 - f. *Permit.* No building permit shall be required.
 - (2) Detached accessory buildings 120 square feet or larger shall be subject to the following regulations, in addition to any applicable regulations of this Code.

- a. *Generally.*
 - 1. No accessory building shall be located within any easement.
 - 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
 - b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
 - c. *Side.* Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet from a side property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than 20 feet from the exterior side property line.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than 20 feet from the rear property line.
- (c) *Roof.*
- (1) The minimum roof slope shall be 3 to 12.
- Exception.* Metal carports and engineered metal buildings.
- (2) The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.
- (d) *Exterior walls.*
- (1) Accessory buildings 300 square feet and less in area may use exterior grade wood siding.
 - (2) Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
- Exception.* Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.
- (f) *Permit.* A building permit shall be required.

(Ord. No. 19-01, § 1, 3-5-2001)



1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Town of Flower Mound, DCAD, TAD
Sources: Esd. HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Town of Flower Mound, Ear, HERE, Germh, INCREMENT P, NGA, USGS | NCTCOG, Town of Flower Mound | Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAO, TAD

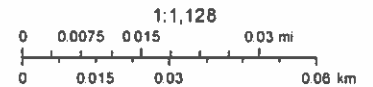
2016 Barton Creek Ln - Zoning

Attachment 5



5/25/2018, 1:22:42 PM

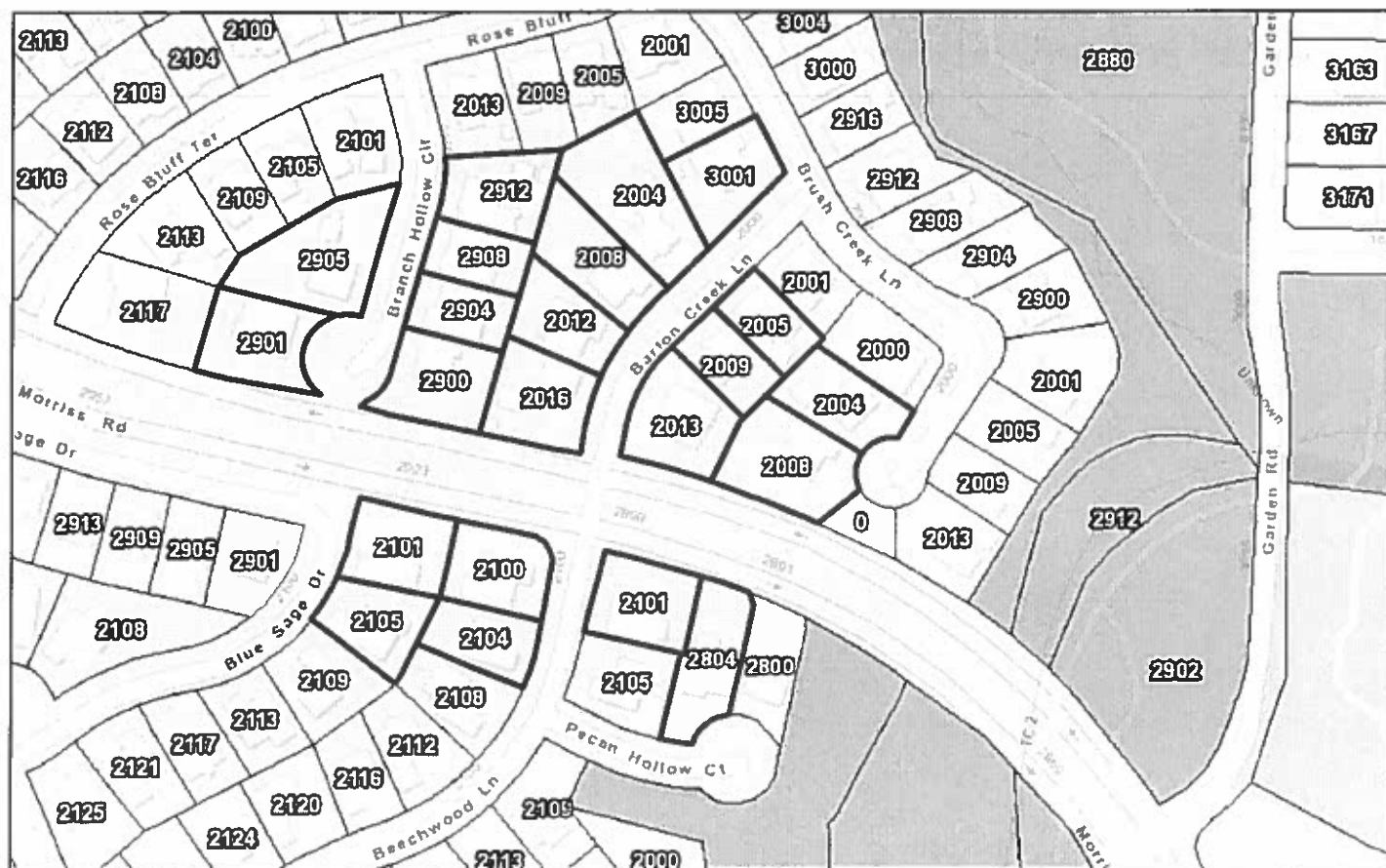
- ☐ Parcel
- ☐ Planned Development
- Town Limits
- County Line



Town of Flower Mound, DCAD, TAD
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan

Flower Mound Map Viewer
NCTCOG, Town of Flower Mound | Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD | Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

2016 Barton Creek Ln - 200' Buffer



May 25, 2018

-  Buffer (Step 2) _Query result
  Town Limits
  Streams
 Parcel
  Address Points
 County Line
  Park Location

Town of Flower Mound, DCAD, TAD, Sources, Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

NCTCOG | NCTCOG | Town of Flower Mound | Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD | Town of Flower Mound, Estl. HERE, Garmin, INCREMENT P, NGA, USGS |

PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c) "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

Kim Barnes
Plans Examiner
Town of Flower Mound

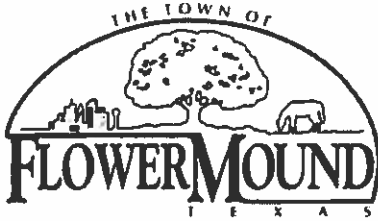
To Run in Denton Record Chronicle: Friday, June 1, 2018
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, June 1, 2018

Denton Record Chronicle:
FAX: 940-381-9667
Attn: Ann
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Kim Barnes at 972-874-6357.

(Ref: Case No. BOA18-0003)

Town of Flower Mound Account Number: 100041132



June 13, 2018

Board of Adjustment Case No. BOA18-0003

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
TOWN OF FLOWER MOUND, TEXAS**

A request has been received from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, June 13, 2018, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by mail to the address listed below to my attention or in person to the office of Development Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

- a. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- b. That a variance is necessary to permit the applicant the same right in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- c. That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- d. That the variance, if granted, will not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Kim Barnes
Plans Examiner

Mailing Address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Rd.
Flower Mound, TX 75028

Name	Address	City	State	Zip
HOLCOMB, KEVIN E & RHONDA J	2905 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
NOE, STEPHEN	2901 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
WILLIAMS, HARRIS E & BAUTISTA, MYRIAM	2900 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
KLAMKIN, PETER	2904 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
HUDSON, NATHAN & JULIE	2908 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
WHITWELL, ANDREA L	2912 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
WALZ, NICHOLAS A & ALYSON D	3001 BRUSH CREEK LN	FLOWER MOUND	TX	75028
HEDRICK, ROGER B, JR & KAREN E	2004 BARTON CREEK LN	FLOWER MOUND	TX	75028
TRIMBLE, KEVIN P & JENNIFER R	2008 BARTON CREEK LN	FLOWER MOUND	TX	75028
BERG, KIM A W/LIFE ESTATE & HOLLY J W/LIFE ESTATE TRS	2012 BARTON CREEK LN	FLOWER MOUND	TX	75028
VANDUG, BJORN	2016 BARTON CREEK LN	FLOWER MOUND	TX	75028
BLOCKLEY, GARY R & SUSAN T	2013 BARTON CREEK LN	FLOWER MOUND	TX	75028
FREDERICKS, STEVEN P	2009 BARTON CREEK LN	FLOWER MOUND	TX	75028
ORZEN, KEVIN M	2005 BARTON CREEK LN	FLOWER MOUND	TX	75028
COSS, GRANT & JILL	2004 GLORY CREEK CIR	FLOWER MOUND	TX	75028
CUMMINGS, ANDREW & AKEMI	2008 GLORY CREEK CIR	FLOWER MOUND	TX	75028
JOHNSTON, TIMOTHY S & KATHERINE F	2105 BLUE SAGE DR	FLOWER MOUND	TX	75028
LACHARITE, DEAN SCOTT & BECKY B	2101 BLUE SAGE DR	FLOWER MOUND	TX	75028
MILLER, DONALD K & TAMARA	2100 BEECHWOOD LN	FLOWER MOUND	TX	75028
DEMARZO, JOANNE	2104 BEECHWOOD LN	FLOWER MOUND	TX	75028
DAS, AMITABH & SINGH, PRATEEKSHA	2101 BEECHWOOD LN	FLOWER MOUND	TX	75028
JEROME, NICHOLAS & MEAGAN	2804 PECAN HOLLOW CT	FLOWER MOUND	TX	75028